

**MINUTES OF THE CITY PLANNING COMMISSION  
J. MARTIN GRIESEL ROOM**

**October 4, 2002  
9:00 AM**

**Present:** Appointed Members: Caleb Faux, Donald Mooney, Pete Witte; Council Member Jim Tarbell; City Planning Staff: Liz Blume, City Planning Director, and Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Chairman Don Mooney.

**MINUTES**

The minutes of the September 20, 2002, City Planning Commission (CPC) meeting were presented for consideration.

**Motion:** Mr. Witte moved approval of the minutes, as presented.

**Second:** Mr. Tarbell

**Vote:** All ayes (4-0).

**CONSENT ITEMS**

Mr. Tarbell requested that Items 1 and 2 be removed from the Consent Agenda.

**Ordinance Approving the Sale of City-Owned Property Located at 2594, 2596, and 2598 Eastern Avenue in the East End**

The Department of Community Development (CD) issued a Request for Proposals (RFP) in 2000 for infill housing development on City-owned parcels in the 2500 block of Eastern Avenue in the East End neighborhood. A selection committee that included staff from CD, City Planning and the East End Area Council chose Cincinnati Housing Partners, Inc. (CHP) as the preferred developer of the property. CHP developed four single-family homes and marketed them first to East End residents who participated in the 1997 flood mitigation buy-out program, then to other East End residents before marketing to the general public. Two of those homes have sold, and the two others are under contract.

Savings from the project implementation and Program Income generated by sale proceeds from the aforementioned project have enabled CHP to develop and build a fifth home, affordable to Low-Moderate Income buyers, on 3 remaining parcels (2594, 2596, 2598 Eastern Avenue). No additional funds will be required from the City.

An appraisal estimated the fair market value of the property at \$6,750.00. The sales agreement set the sale price at \$1.00 because the public will receive significant non-economic benefits, in that the redevelopment of the property will provide affordable home ownership opportunities and elimination of blight.

**Ordinance Authorizing the Sale of Surplus City-Owned Property Located at 3001 and 3009 Eden Avenue in Corryville**

The Cincinnati Recreation Commission received a request from the Corryville Community Development Corporation (CCDC) to purchase surplus City-owned property located at the corner of Eden Avenue and E. Rochelle Street. The subject property is adjacent to property purchased by CCDC for town home development and includes the site that once contained the "Rochelle Tot Lot". Acquisition of this property will enable the CCDC to assemble the land area necessary to construct the townhouse development.

The Recreation Commission, at its February 20, 2001 meeting, approved the sale of the property for a price of \$60,000, and determined that the proceeds should be used to improve the new Corryville Recreation Center play area and to acquire new equipment. The sale has also been approved by the Corryville Community Council.

**Plat of Subdivision for The Banks – Phase II Subdivision Located in the Central Riverfront**

McGill Smith Punshon, on behalf of the City of Cincinnati and the Board of County Commissioners of Hamilton County, Ohio, owners and developers, has submitted a Plat of Subdivision of The Banks – Phase II. Located east of Plum and Elm Streets, south of Fort Washington Way, west of Main Street and north of the future Mehring Way, the subdivision is 6.72 acres in size and zoned the Downtown Development District. The Plat of Subdivision includes Lots 1, 2, 4, 5, 6, 8, 10, 11 and 13, and dedicates the entire length of Freedom Way, extending west from Elm Street to Main Street. The plat also dedicates the remainder of Theodore M. Berry Way, Main Street, Walnut Street and Race Street, thereby completing the street right-of-way system. All of the streets will have a 70-foot width. To accommodate the necessary right-of-way width, small segments of land along Pete Rose Way, Elm, Race, Vine, Walnut and Main Streets are to be dedicated. The plat also creates various utility easements within the lots.

**Motion:** Mr. Faux moved approval of the consent items 3, 4 and 5.

**Second:** Mr. Mooney

**Vote:** Motion carried; 4-0.

**ORDINANCE AUTHORIZING THE SALE OF SURPLUS CITY-OWNED PROPERTY LOCATED NEAR 123 EAST LIBERTY STREET IN OVER-THE-RHINE**

Action requested: Approve the sale of surplus City-owned property near 123 East Liberty Street to the Uptown Arts Foundation.

Urban Conservator Skip Forwood explained that the Uptown Arts Foundation has petitioned the City to purchase 851.68 square feet of surplus City-owned real property located near 123 East Liberty Street in Over-the-Rhine. This is a 3.72' wide parcel along the south side right-of-way for Liberty Street and Main, and contains a fence already erected by the Foundation to screen and protect its parking lot. There will be no new construction there.

**Motion:** Mr. Witte moved approval of the sale of property.

**Second:** Mr. Tarbell

**Vote:** Motion carried; 4-0.

**ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AND EXECUTE A LEASE FOR PROPERTY LOCATED AT 1321-1323 VINE STREET IN OVER-THE-RHINE**

Action requested: Approve the proposed lease of 1321-1323 Vine Street.

City Planner Adrienne Cowden advised that the Mayor's Office intends to establish a Pride Center at 1321-1323 Vine Street in Over-the-Rhine. The Pride Center is representative of the City's continued commitment to Over-the-Rhine. Its creation will further the goals of the recently adopted Over-the-Rhine Comprehensive Plan by disseminating government and development related information and services to the community. The building contains approximately 940 square feet, and the lease amount (which includes utilities) has been set at \$650.00 per month for 36 months, with the lessor (Model Management, Inc.) paying all real estate taxes and assessments. The Real Estate Services Division of the Law Department has reviewed and approved the rental amount. Staff recommended approval.

Mr. Witte asked whether there was some City-owned property available in another location to use for a Pride Center, rather than having to contract with Model Management. He also asked if other neighborhoods are being considered as locations to establish Pride Centers. Ms. Blume stated the one on Vine will serve as a model -- the big decisions will be what will be included in the Center and how to staff it -- and conclusions will be drawn from the success of this Center.

**Motion:** Mr. Tarbell moved approval of the proposed lease.

**Second:** Mr. Faux

**Vote:** Motion carried; 4-0.

-- Mr. Tarbell left the meeting. --

## **VERBAL PRESENTATION REGARDING EASTERN CORRIDOR LAND USE VISION PLAN**

Gary Meisner (Meisner and Associates, 2043 Madison Road, 45208) stated that, beginning in December 2000 and continuing April 2002, his firm, using a team of sub consultants, conducted a Land Use Vision Planning Study for the Eastern Corridor of the Greater Cincinnati Metropolitan Regions, under the supervision of the Hamilton County Regional Planning Commission and with the active participation of jurisdictions within Hamilton and Clermont Counties. This land use planning effort serves to coordinate multi-modal access and mobility improvements with long term multi-jurisdictional land use visioning. The study area covers more than 70 square miles and encompasses portions of 17 jurisdictions.

In the future, the type and location of demographic growth will likely be affected by changes in access and mobility, or the lack thereof. Implementation of selected transportation improvements recommended in the Eastern Corridor Major Investment Study could bring in significant numbers of new residents and new jobs. How this potential development is distributed throughout the region is part of the focus of the Eastern Corridor Land Use Vision Plan.

A series of analyses, along with educational information explaining basic planning principles, was presented to a Vision Group of 70 individuals representing a broad variety of interests throughout the Eastern Corridor and 6 Focus Area Groups of 20-30 participants. With the aid of these 'citizen planners', a series of Action Items were developed to bring positive change to the region and to preserve existing assets. The Vision Plan is intended as a guide document for local jurisdictions to use with their individual planning documents.

Ms. Blume strongly objects to the proposal to extend Route 32 across the Little Miami River Valley, and stressed that the recommendation to extend the highway should not be construed as a final decision. She briefly discussed urban sprawl and other concerns that will impact the City if the Land Use Vision Plan moves forward as written.

Mr. Mooney stated he felt the Commission should take some time to study the Plan and consider it from the standpoint of what is best for the City.

Mr. Meisner closed by indicating that no action is requested today; he did, however, request that the CPC members study the Plan and give their comments.

Ms. Blume said the Commission would hear more about the Plan at a future meeting.

**ADJOURNMENT**

With no further business to consider, the meeting was adjourned.

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Elizabeth A. Blume, Director  
City Planning Department

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Donald J. Mooney, Chairman  
City Planning Commission

Date:\_\_\_\_\_

Date:\_\_\_\_\_